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District VII County LA No. 38  
Route 60 Section B

Both Sides: Sta. 0.51 to 107.98 Approx.  
Sta. 161.16 to 218.50, approx.

Written by JFW  
Checked by HST  
Proofread by HGM

DEED- STATE HIGHWAY.

KNOW ALL MEN BY THESE PRESENTS: That, Southern Counties Land Company, a corporation, and Title Insurance and Trust Company, a corporation, Grantors, of Los Angeles, County of Los Angeles, State of California, owners of the hereinafter described lands, for and in consideration of Ten and no/100ths dollars (\$10.00), in hand paid by the State of California, or on its behalf, the receipt whereof is hereby acknowledged, and the benefits to accrue to them by reason of the location and establishment of the State highway upon, over and across said lands, they do hereby signify their approval of and consent to the location, establishment and construction of said State highway and they do, by these presents hereby grant, convey and dedicate to the State of California, grantee, the right of way and incidents thereto for said State highway upon, over and across all that real property hereinafter described, lying and being in the County of Los Angeles, State of California, and particularly described as follows, to wit:

PARCEL NO. 1. All that portion of Government Lots 1, 2 and 3 of Section 35, Government Lots 1, 2, 3, 4, and 5 of Section 36, both sections in T. 1 S., R. 17 W., S.B.B. & M.; and Government Lot 5 of Section 31 in T. 1 S., R. 16 W., S.B.B. & M., lying within the following described 80 foot strip of land; A strip of land 80 feet wide, being 40 feet on each side of the following described center line:

Commencing at a point in the southeasterly prolongation of the Easterly boundary line of Tract No. 10570, as shown on map recorded in Book 161, pages 36 to 42, inclusive, of Maps, records of said Los Angeles County, which line is also the easterly boundary line of the Rancho Topanga Malibu Sequit, which point bears thereon N. 36° 13' 40" W. 142.97 feet from a 4" x 6" Redwood Post, inscribed "T.M.-1" as delineated on said map of Tract 10570; thence from said point of beginning, easterly along a curve concave to the north having a radius of 1000 feet (a radial line of this curve from the point of beginning bears N. 6° 03' 47" E.), through an angle of 24° 25' 47", a distance of 426.38 feet; thence tangent N. 71° 38' E., a distance of 118.32 feet; thence along a tangent curve to the right having a radius of 1000 feet, through an angle of 9° 08' 30", a distance of 159.58 feet to a point in the center line of the 80 foot State Highway right of way as described in deed recorded in Book 404, page 69, of Official Records, records of said Los Angeles County, which point bears thereon, N. 80° 46' 30" E., a distance of 64.09 feet from the westerly end of that certain course in said center line described in said deed as "thence N. 80° 47' E., tangent to the last described curve 746.26 feet to the beginning of a curve to the right having a radius of 1600 feet"; thence tangent N. 80° 46' 30" E., along said center line of the 80 foot State Highway right of way, as described in said deed and as retraced in 1930, a distance of 682.60 feet to the end of said course in said deed; thence continuing along said centerline as described in said deed, along a tangent curve to the right having a radius of 1600 feet, through an angle of 17° 47', a distance of 496.60 feet; thence tangent S. 81° 26' 30" E., continuing along said center line in said deed, a distance of 394.44 feet; thence continuing along said center line in said deed, along a tangent curve to the left having a radius of 2000 feet, through an angle of 6° 13', a distance of 217.00 feet; thence tangent S. 87° 39' 30" E., continuing along said centerline in said deed, a distance of 173.73 feet; thence leaving said center line in said deed along a tangent curve to the left having a radius of 1000 feet, through an angle of 15° 43' 30", a distance of 274.45 feet; thence tangent N. 76° 37' E., a distance of 144.89 feet; thence along a tangent curve to the left having a radius of 1000 feet, through an angle of 12° 42', a distance of 221.66 feet; thence tangent N. 63° 55' E., a distance of 123.31 feet; thence along a tangent curve to the right having a radius of 1000 feet, through an angle of 22° 35', a distance of 394.15 feet to a point in the said center line of the 80 foot State Highway right of way as described in said deed recorded in Book 404, page 69, of Official Records, which point bears thereon N. 86° 30' E., a distance of 124.72 feet from the westerly end of that certain course in said center line, described in said deed as "thence N. 86° 33' 30" E., tangent to the last described curve

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172.55 feet to a point in the east line of said Section 35; thence tangent N. 86°30' E., along said center line in said deed, a distance of 47.83 feet to a point in the East line of in the southerly prolongation of said East line of said Section 35, which point bears thereon, S. 0°58' 30" W., 2725.41 feet from a rock marking the northeast corner of said Section 35; thence continuing N. 86°30' E., along said center line described in said deed, a distance of 189.99 feet; thence leaving said center line, along a tangent curve to the right having a radius of 1600 feet, through an angle of 10°57', a distance of 305.78 feet; thence tangent S. 82°33' E., a distance of 2425.69 feet; thence along a tangent curve to the left having a radius of 3000 feet, through an angle of 7°01', a distance of 367.39 feet; thence tangent S. 89°34' E., a distance of 191.55 feet; thence along a tangent curve to the right having a radius of 1000 feet, through an angle of 16°55'30", a distance of 295.40 feet to a point in the said center line of the 80 foot State Highway right of way as described in said deed recorded in Book 404, page 69, which point bears thereon, S. 72°38' 30" E., 23.78 feet from the westerly end of that certain course in said center line described in said deed as "thence S. 72°33' E., tangent to the last described curve 314.42 feet to the beginning of a curve to the left having a radius of 500 feet"; thence tangent S. 72°38' 30" E., along said last described course in said deed, a distance of 125.83 feet to a point which bears thereon N. 72°38' 30" W., 163.76 feet from the easterly end thereof; thence leaving said center line in said deed along a tangent curve to the left having a radius of 1000 feet, through an angle of 63°07'30", a distance of 1101.74 feet; thence tangent N. 44°14' E., a distance of 87.87 feet; thence along a tangent curve to the right having a radius of 1000 feet, through an angle of 22°02', a distance of 384.55 feet; thence tangent N. 66°16' E., a distance of 102.45 feet to a point in the East line, or in the southerly prolongation of said East line of said Section 36, which point bears thereon, S. 0°07' E., 2573.08 feet from a sandstone rock marking the northeast corner of said Section 36, and which point also bears S. 0°07' E., thereon, 13.78 feet from the point of ending of the centerline as described in said deed recorded in Book 404, page 69, of Official Records; thence continuing N. 66°16' E., a distance of 568.15 feet; thence along a tangent curve to the right having a radius of 1250 feet, through an angle of 28°31'30", a distance of 522.32 feet to a point in the center line of the 80 foot State Highway right of way as described in deed recorded in Book 582, Page 14, of Official Records, records of said Los Angeles County, which point bears thereon, S. 85°12' 30" E., 6.81 feet from the westerly end of that certain course of said center line described in said last mentioned deed as thence S. 85°07' E., tangent to the last described curve 410.98 feet to the beginning of a curve to the left having a radius of 400 feet"; thence tangent S. 85°12' 30" E., along said last described course in said last mentioned deed, 78.70 feet; thence leaving said last mentioned center line, along a tangent curve to the left having a radius of 4500 feet, through an angle of 8°20' 30", a distance of 655.15 feet; thence tangent N. 86°27' E., a distance of 914.03 feet; thence along a tangent curve to the left having a radius of 1000 feet, through an angle of 0°42'20", a distance of 12.31 feet to a point in the Compromise Line as established in an agreement by and between the Title Insurance and Trust Company and the Unity Realty Company, recorded in Deed Book 5886, page 313, records of said Los Angeles County, which point bears thereon, S. 5°50' E. 84.50 feet from a concrete monument marked "C- B" as described in said agreement. The side lines of the above described 80 foot strip of land shall be prolonged or shortened so as to terminate in the said easterly boundary line of the Rancho Topanga Malibu Sequit at the point of beginning.

EXCEPTING the portion heretofore dedicated for State Highway right of way.

PARCEL NO. 2: All that portion of Allotment No. 2 to Bonifacio Marquez of Rancho Boca de Santa Monica as per map filed in Case No. 2405 of the Seventeenth Judicial District Court of Los Angeles County, lying within the following described 80 foot strip of land; a strip of land 80 feet wide, being 40 feet on each side of the following described center line:

Commencing at a point in the westerly boundary line of the said Rancho Boca de Santa Monica, which point bears thereon, N. 16°29' 30" W., 161.84 feet from a Lead and Tack (set by Murray) replacing a 3" x 3" stake marking Station No. 1 of the Meander Line of said Rancho Boca de Santa Monica and which point also bears thereon, S. 16°29' 30" E., 1614.35 feet from a 2½" iron pipe known as "B.S.M. VII" as per the United States Government Survey, in the said westerly line of said Rancho Boca de Santa Monica; thence from said point

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of beginning, easterly along a curve concave to the north having a radius of 1000 feet ( a radial line of this curve from the point of beginning bears N. 4° 59' 44" W. ), through an angle of 14° 43' 16", a distance of 256.93 feet; thence tangent N. 70° 17' E., a distance of 1121.95 feet; thence along a tangent curve to the right having a radius of 1000 feet, through an angle of 18° 56' 30", a distance of 330.59 feet to a point in the westerly prolongation of a course in the center line of the 80 foot State Highway right of way as described in deed recorded in Book 457, Page 180, of Official Records, records of said Los Angeles County, which point bears, along said westerly prolongation S. 89° 13' 30" W., 36.93 feet from the westerly end of the said course in said last mentioned center line which course is described in said deed as, "Thence N. 89° 21' E., tangent to the last described curve 274.66 feet to the beginning of a curve to the right, having a radius of 1500 feet"; thence tangent N. 89° 13' 30" E., along said westerly prolongation and along said last described course in said deed as retraced in 1930, and along its easterly prolongation, a distance of 317.62 feet; thence along a tangent curve to the right having a radius of 1500 feet, through an angle of 11° 40' 45", a distance of 305.76 feet; thence tangent S. 79° 05' 45" E., a distance of 105.17 feet; thence along a tangent curve to the left having a radius of 700 feet, through an angle of 48° 33' 30", a distance of 593.25 feet to a point in the center line of the said 80 foot State Highway right of way as described in said deed recorded in Book 457, Page 180, of Official Records, which point bears thereon, S. 52° 20' 45" W. 181.15 feet from the north-easterly end of that certain course in said center line described in said deed as, "thence N. 52° 29' 15" E., tangent to the last described curve 368.23 feet to a point"; thence S. 52° 20' 45" E., along said last described course in said deed and its northeasterly prolongation, a distance of 256.56 feet; thence along a tangent curve to the right having a radius of 2200 feet, through an angle of 13° 50' 30", a distance of 531.48 feet to a point in the center line of the said 80 foot State Highway right of way as described in said deed, which point bears thereon N. 66° 11' 15" E., 6.13 feet from the southwesterly end of that certain course in said center line described in said deed as, "thence N. 66° 18' E., tangent to the last described curve 219.52 feet to the beginning of a curve to the right, having a radius of 1437.33 feet"; thence along the said center line as described in said deed and as retraced in 1930, the following courses, curves, and distances, N. 66° 11' 15" E., tangent to said curve having a radius of 2200, feet, a distance of 213.16 feet; thence along a tangent curve to the right, having a radius of 1439.01 feet, through an angle of 16° 11' 15", a distance of 456.79 feet; thence along a tangent curve to the right, having a radius of 2002.60 feet, through an angle of 14° 13' 30", a distance of 497.19 feet; thence tangent S. 81° 24' E., a distance of 596.74 feet to the point of ending of the said center line of the 80 foot State Highway right of way as described in said deed recorded in Book 457, Page 180, of Official Records, which point is on the East line of said Allotment No. 2 to Bonifacio Marquez, which line is also the West line of Allotment No. 3 to Pascual Marquez of said Rancho Boca de Santa Monica, which point bears thereon, N. 24° 05' W., 87.58 feet from Station No. 5 of said Allotment No. 3 to Pascual Marquez, and which point also bears thereon, N. 24° 05' W., 55.22 feet from an 8" x 8" Concrete Monument with cross, as shown in "Insert No. 1" on map of Castellammare recorded in Book 113, Pages 3 to 8, inclusive, of Maps, records of said Los Angeles County, said East line of Allotment No. 2 to Bonifacio Marquez is also the west limits of the City of Los Angeles (Westgate Addition).

The side lines of the above described 80 foot strip of land shall be prolonged or shortened so as to terminate in the said westerly boundary line of the Rancho Boca de Santa Monica at the point of beginning and the said easterly line of Allotment No. 2 to Bonifacio Marquez at the point of ending. Excepting the portion heretofore dedicated for State Highway right of way.

For the considerations named above we hereby grant to the State of California the privilege and right to extend and maintain drainage structures beyond the limits of the two above described parcels of right of way.

The above described easements are granted subject to all encumbrances, indentures, restrictions and reservations of record.

In Witness Whereof, we have set our hands and seals this 25th day of May, 1932.

(Corp. Seal)

(Corporate Seal)

SOUTHERN COUNTIES LAND COMPANY (Seal)  
By Frank F. Barham, Pres. (Seal)  
By Eugene O. Menz, Secy. (Seal)  
TITLE INSURANCE AND TRUST COMPANY (Seal)  
By J. W. Powell, Vice President (Seal)  
By H. I. Chatfield, Assistant Secretary (Seal)

REM

State of California, County of Los Angeles) ss. On this 25th day of May A.D. 1932, before me, Martha S. DuBois, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Frank F. Barham known to me to be the President and Eugene O. Menz known to me to be the Secretary of the Southern Counties Land Company the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
(Notarial Seal)  
in and for said County and State.

Martha S. DuBois, Notary Public

State of California, County of Los Angeles) ss. On this 19th day of September, 1932 before me, Angus Henderson a Notary Public in and for said County, personally appeared W.W. Powell known to me to be the Vice President, and H.I. Chatfield known to me to be the Assistant Secretary of Title Insurance and Trust Company, the corporation that executed the foregoing instrument, known to me to be the persons who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same. Witness my hand and official seal.

(Notarial Seal)  
in and for said County and State.

Angus Henderson, Notary Public

Certificate of Acceptance (Civil Code 1158)

This is to Certify, That the Department of Public Works of the State of California hereby consents to the execution of this Deed and accepts the property described therein on behalf of the State of California. In Witness Whereof, I have hereunto set my hand at Los Angeles, California, this 19th day of September, 1932.

W.E. Garrison, Director of Department of Public Works.  
By S. V. Cortelyou, District Engineer.

#679 Copy of original recorded at request of Dept. of Public Works, Sep 19, 1932.  
3:55 P.M. Copyist #3 Compared, C.L. Logan, County Recorder, By *M. Haines* (93) Deputy.  
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